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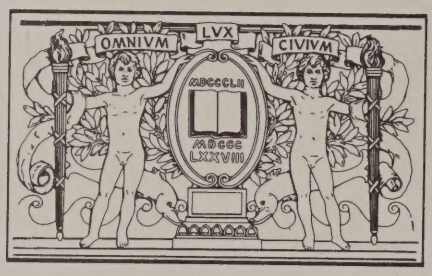

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PATTERNS OF PROPERTY VALUES AND REAL ESTATE MARKET ACTIVITY IN TWO MATTAPAN-HYDE PARK NEIGHBORHOODS: BOSTON'S CENSUS TRACTS 1404 AND 1010

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October 1976

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One important way of viewing the nature of a residential neighborhood and its evolution is to regard the property values that pertain, the way these values have changed over time, and the pattern of owner turnover which shows both the level of market activity and ownership tenure.

This paper investigates these topics for two neighborhoods in the Hyde Park-Mattapan section of Boston. Our two study areas are census tracts 1404 and 1010; these are shown on the following map.[1] We sampled property sales information from about 75 percent of census tract 1404 and 45 percent of census tract 1010 for the period 1965 through mid-1976. The streets covered are listed on pages A1 and A2 at the end of this report.

Our most comprehensive view of changing property values comes from the Residential Property Market Value Index[2] shown on Table 1. Since the Index is created from properties which have sold twice[3] during our study period, it reflects

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[1] Data for the period 1965 through 1974 is from the Appraisers' Weekly cards of the Metropolitan Mortgage Bureau. 1975 information was previously compiled by the BRA Research Department with the aid of the City of Boston Assessing Department. 1976 data was provided to us by BRA District Planners Carol Mathieson and Mitch Fischman from Banker and Tradesman. We also wish to thank Mr. Tom Nutile of the BRA Real Estate Department for his patient and expert help.

[2] For a more complete description of the theory and methods behind this Index, see Residential Property Market Values in Boston by Rob Engle and John Avault (BRA Research Department, 1973).

[3] Properties that showed a doubling of sales price within three years were excluded as atypical.

PLANNING DISTRICTS

1 EAST BOSTON
2 CHARLESTOWN
3 SOUTH BOSTON
4 CENTRAL
5 BACK BAY–BEACON HILL
6 SOUTH END
7 FENWAY-KENMOR
8 ALLSTON-BRIGHT
9 JAMAICA PLAIN–PARKER HILL
10 WASHINGTON PARK MODEL CITY
11 DORCHESTER
12 ROSLINDALE
13 WEST ROXBURY
14 HYDE PARK

Census Tract 1010
Census Tract 1404

DISTRICT PLANNING PROGRAM

TABLE 1

RESIDENTIAL PROPERTY MARKET VALUE INDEX

YEAR	BOSTON*	DORCHESTER*	HYDE PARK*	CENSUS TRACT 1010	CENSUS TRACT 1404
1965	1.	1.	1.	1.	1.
1966	.98	.94	.96	1.11	.96
1967	1.04	1.02	.97	1.05	1.06
1968	1.11	1.00	1.12	1.03	1.04
1969	1.20	1.09	1.12	1.05	1.11
1970	1.37	1.04	1.26	1.19	1.25
1971	1.37	1.06	1.21	1.17	1.24
1972	1.47	1.15	1.28	1.17	1.30
1973				1.24	1.32
1974				1.25	1.41
1975				1.28	1.38
1976					1.38

NOTES ON TABLE 1:

The Index reports the average change in sales price shown by residential properties that were sold twice during the study period. The numbers may be interpreted as the current value for each year of what was one dollar worth of real estate in 1965. These relative values are in terms of current dollars.

*Figures for Boston (the entire city average), Dorchester and Hyde Park are derived from the B.R.A. Research Department report Residential Property Market Values in Boston by R. Engle and J. Avault (1973).

The 1976 Sales for Census Tract 1404 represents only the first eight months of that year.

changes in overall neighborhood values rather than the particular mix of property types sold in any given year.

Property values in both census tract study areas are seen to grow fairly steadily since 1965. Census tract 1010 compares favorably in value growth to the Dorchester average (Dorchester is shown as Planning District 11 on the preceding map) while 1404 keeps close pace with the rest of Hyde Park (outlined as Planning District 14 on the map). Both lag somewhat behind the Boston average which is buoyed up by the fast-growing downtown neighborhoods.

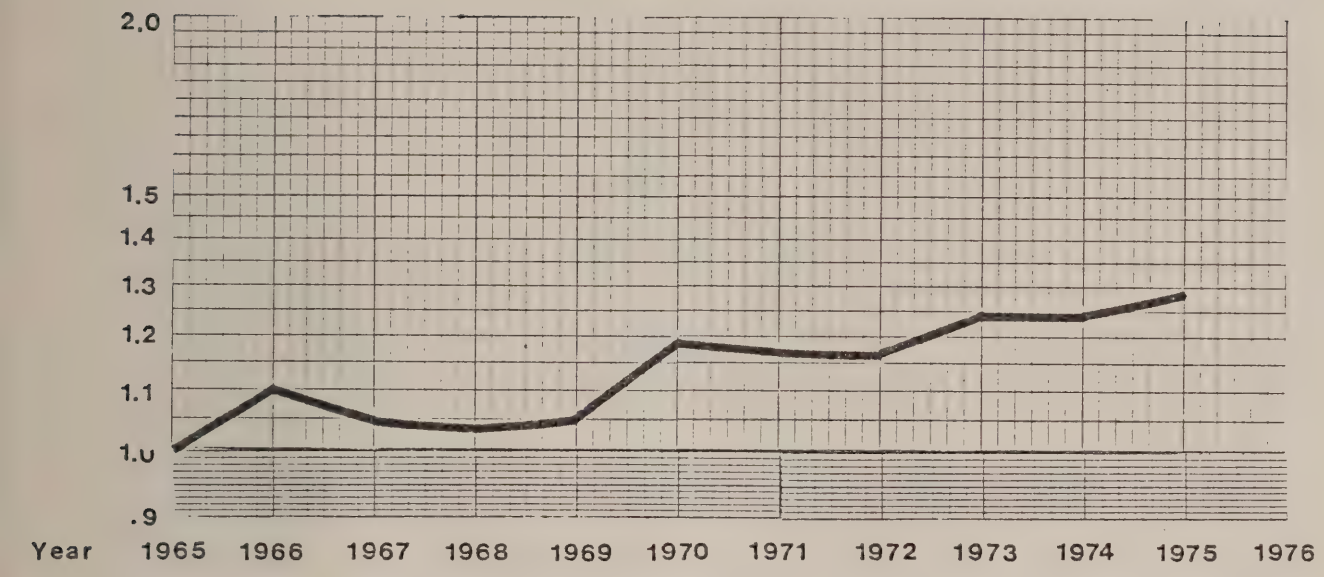
Chart 1 represents these figures graphically. A logarythmic scale has been used for the Index to "iron out" the compound interest effect of growth and better depict proportional changes.

The 1976 figure for census tract 1404 represents only the first eight months of the year and so does not include information from the early fall peak sales period. A list of the paired sales observations used to calculate these Indices may be found in pages A3 through A6 at the end of this report.

CHART 1

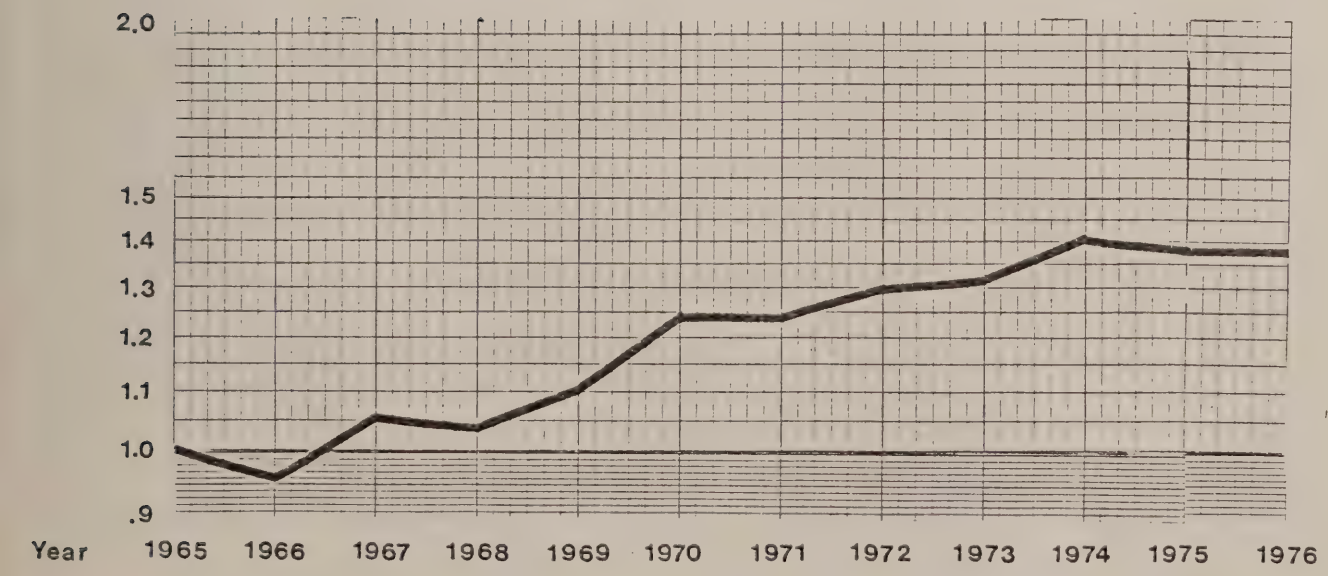
Residential Property Market Value Index

for Census Tract 1010



Residential Property Market Value Index

for Census Tract 1404



A Closer Look at Single-Family Homes

The remaining tables and graphs all refer to single-family homes in our two study areas. Tables 2 and 3 present the number and percent of one-family homes sold from our sampled streets in each study area for each year, as well as the cumulative percent of houses for which the current owner is different from the 1964 owner. The average prices are also listed. Recall that the 1976 figures represent only part of this year. The series of average prices for each year show the compound effects of changes in overall value and changes in the mix of individual properties sold each year. The importance of this latter effect depends on how consistent this mix is from year to year and this, in turn, is related to overall neighborhood homogeneity and the size of our sample of traded properties for each year.

In both areas the average price for single-family homes is seen to be rising fairly steadily. In census tract 1404 the average price for the first eight months of 1976 is 26 percent above the 1965 average. The increase in 1010 from 1965 to 1975 is 26 percent also.

TABLE 2

TURNOVER, TURNOVER RATE, AND AVERAGE PRICES
FOR
SINGLE FAMILY HOMES

CENSUS TRACT 1404

YEAR	NUMBER SOLD	PERCENT SOLD	PERCENT SOLD* SINCE 1/1/65	AVERAGE PRICE
1965	29	3.02	3.02	$ 19,300
1966	I4	1.46	4.38	16,500
1967	33	3.44	7.81	18,800
1968	27	2.81	10.52	17,900
1969	33	3.44	13.65	20,200
1970	36	3.75	16.88	22,400
1971	32	3.33	19.06	22,500
1972	48	5.00	22.19	22,300
1973	49	5.10	25.31	22,400
1974	27	2.81	26.98	24,300
1975	36	3.75	30.00	23,400
1976	26	2.71	31.88	24,300
TOTAL	390	40.60		

Percent sold is calculated as the number sold divided by the total of single family homes in the study area sampled streets.

* The cumulative percent sold since the beginning of 1965 has been adjusted so that properties sold twice are not double counted.

All prices are in current dollars.

The 1976 Sales are for the first 8 months only.

TABLE 3

TURNOVER, TURNOVER RATE, AND AVERAGE PRICES FOR SINGLE FAMILY HOMES

CENSUS TRACT 1010

YEAR	NUMBER SOLD	PERCENT SOLD	PERCENT SOLD* SINCE 1/1/65	AVERAGE PRICE
1965	27	5.67	5.67	$ 18,600
1966	22	4.62	10.29	18,900
1967	21	4.41	14.28	18,400
1968	30	6.30	20.17	19,100
1969	47	9.87	28.99	18,800
1970	47	9.87	36.97	21,000
1971	66	13.87	48.11	21,000
1972	83	17.44	63.24	21,500
1973	58	12.18	73.11	20,800
1974	28	5.88	76.68	19,600
1975	40	8.40	81.30	23,500
TOTAL	469	98.51		

Percent sold is calculated as the number sold divided by the total of Single Family Homes in the Study Area sampled streets.

*The cumulative percent sold since the beginning of 1965 has been adjusted so that properties sold twice are not double counted.

All prices are in current dollars.

The most noteworthy feature of these two tables is the cumulative percent sold since January, 1965. 81.3 percent of the single family home owners from our sampled streets in census tract 1010 were not the owners of those properties in 1964. In tract 1404, on the other hand, only 30 percent of the owners have had tenure there for less than those eleven years as of 1975. This is pictured on Charts 2 and 3.

Charts 4 and 5 provide a graphic view of average prices and annual turnover. Prices and turnover are shown together to demonstrate any relationship between them. In these cases there is no significant relationship evident.

Focusing our attention still more sharply on the subject of turnover, we should again examine Charts 4 and 5 in the light of Table 4. Although the charts show the 1971 through 1973 period to be the time of peak turnover for the areas as a whole, Table 4 demonstrates that turnover patterns on individual streets have their own particular character. There is no one general formula that can fully describe all of these patterns.

Table 5 provides some interesting indications of changing stability of tenure. The question here is: of all the single-family homes sold in a given year, what proportion of them

CHART 2

Single Family Residence Turnover in Census Tract 1404

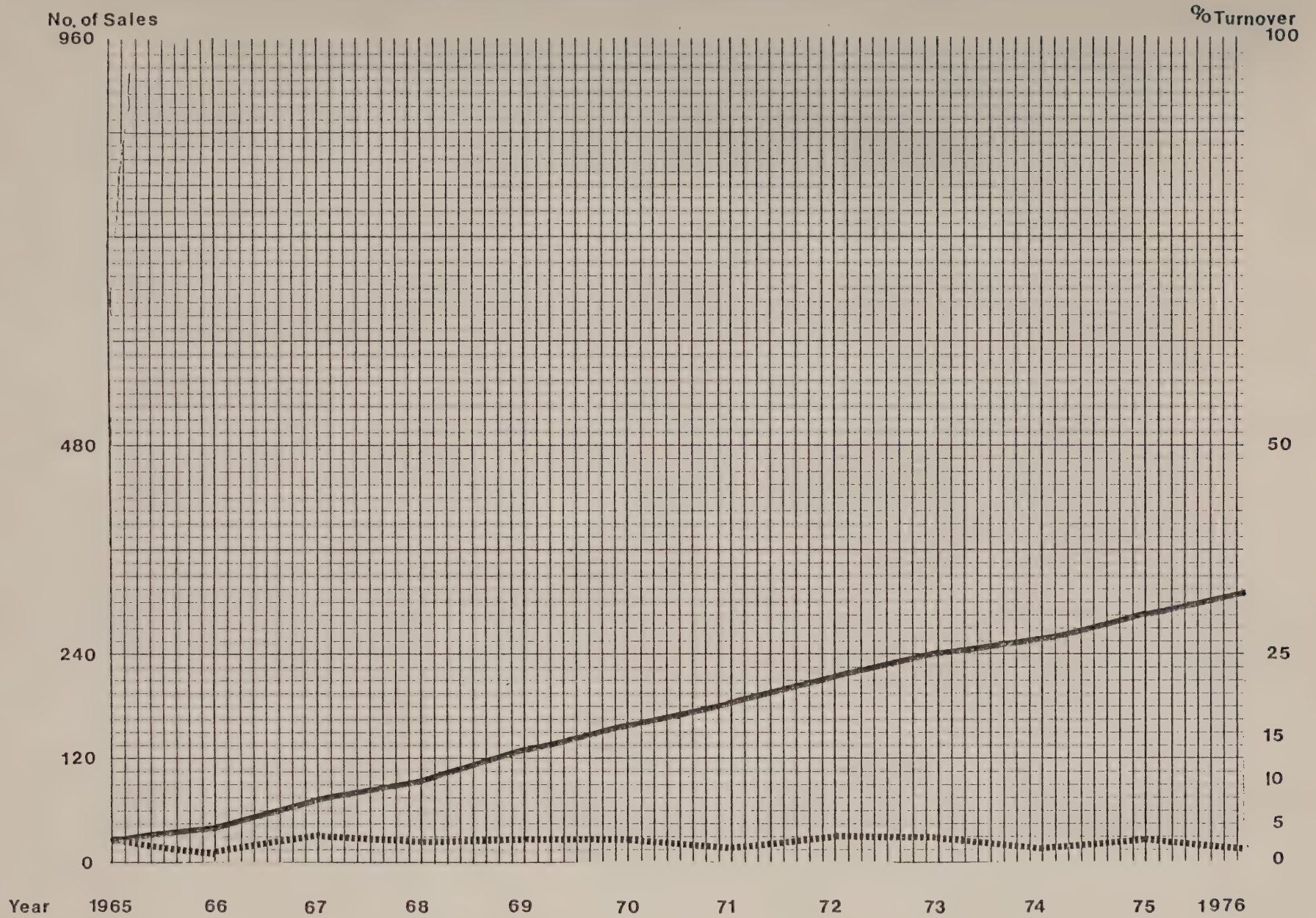


CHART 3

Single Family Residence Turnover in Census Tract 1010

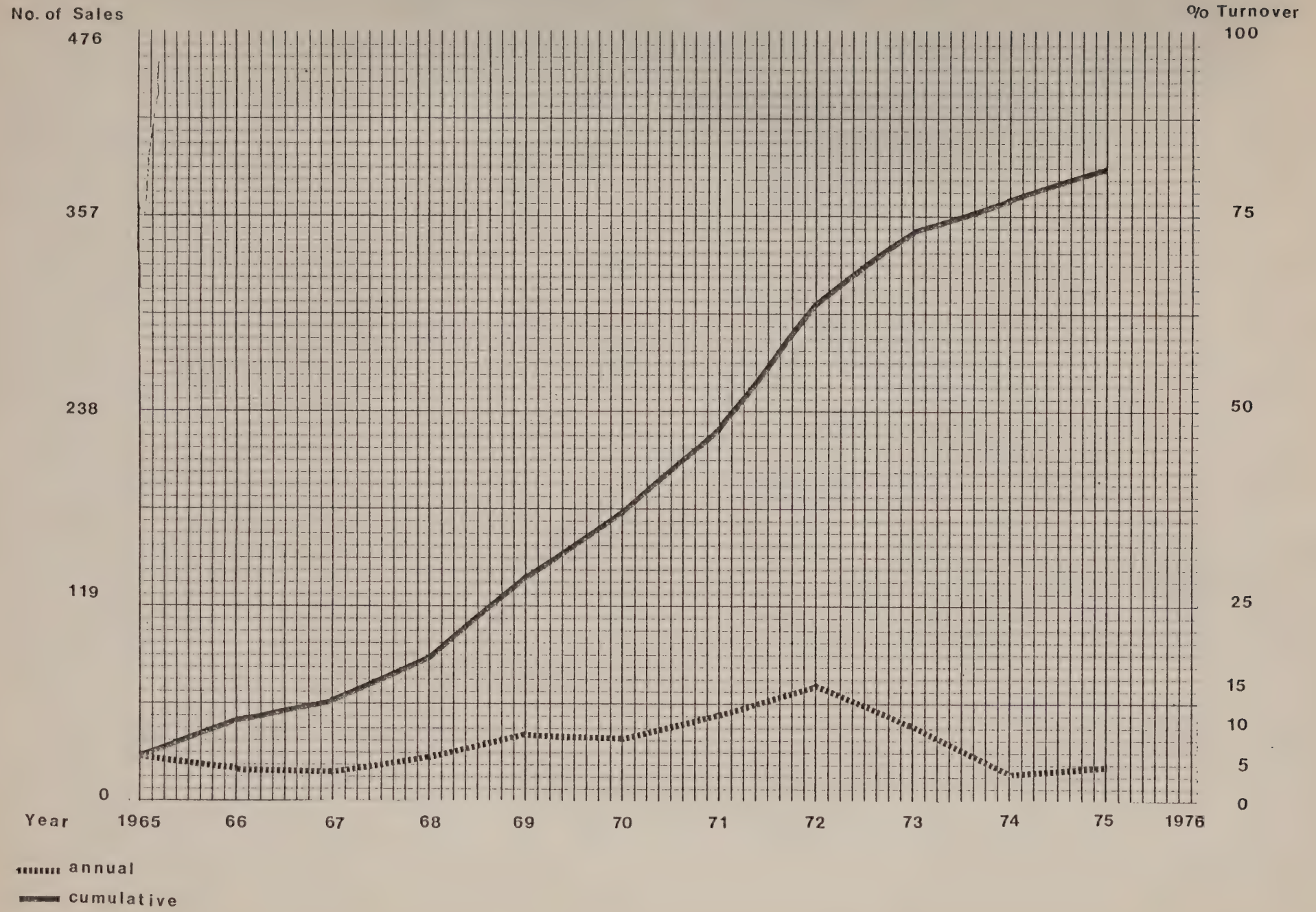


CHART 4

Average Price and Number of Sales per Year for Single Family Residences in Census Tract 1404

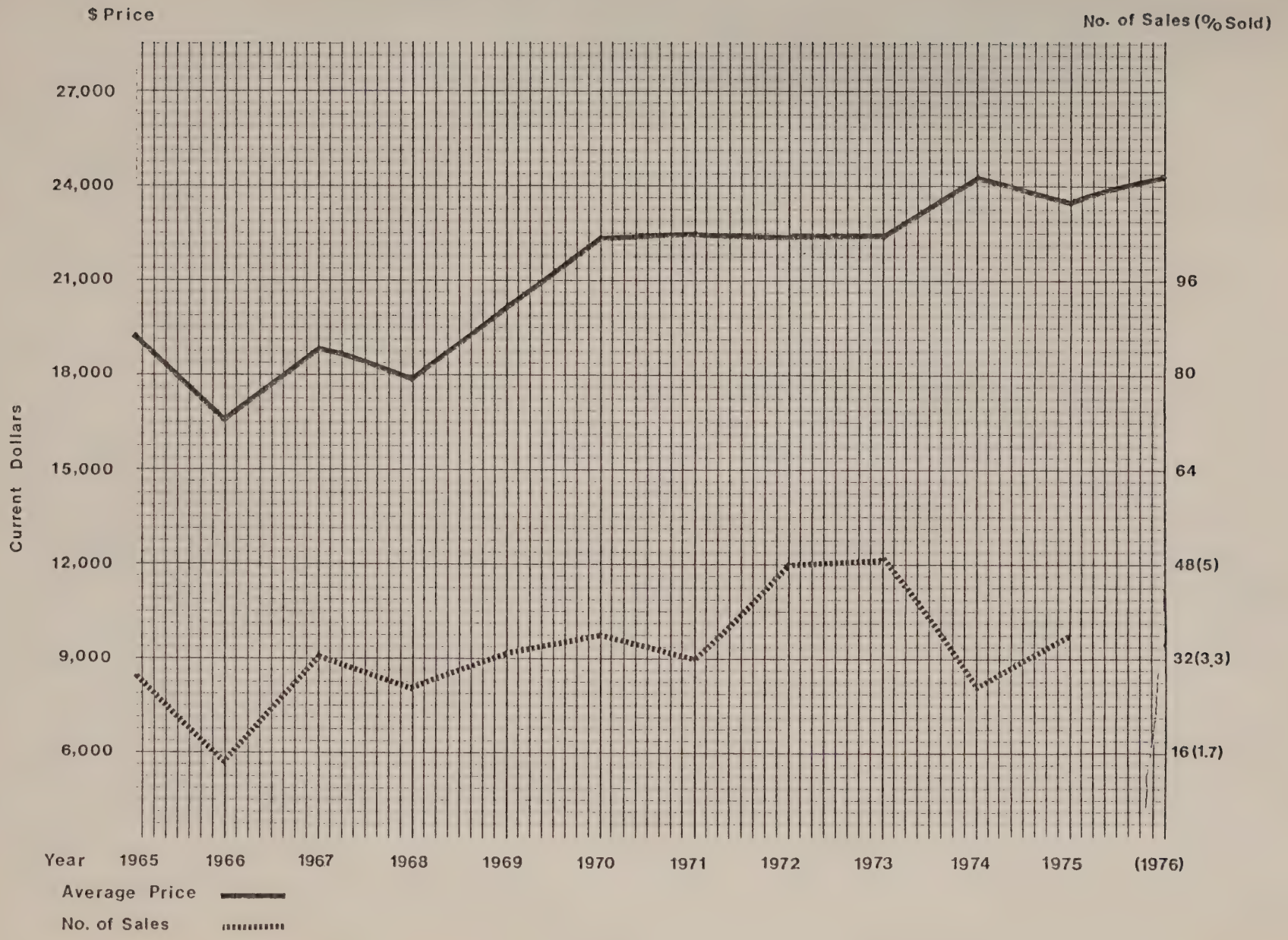


CHART 5

Average Price and Number of Sales per Year for Single Family Residences in Census Tract 1010

TABLE 4

PERCENT TURNOVER AND (NUMBER OF SALES) OF SINGLE FAMILY RESIDENCES FOR SELECTED STREETS IN CENSUS TRACTS 1010 + 1404

	1010				1404			
YEAR	ITASCA STREET	COLORADO STREET	HOLLINGWORTH STREET	ALABAMA STREET	WOOD AVE.	RUSKINDALE ROAD	GREEN-FIELD RD.	BLAKE STREET
1965	3.9(3)	9.1(5)	10.0(5)	6.5(3)	*5.6(6)	3.2(2)	2.0(1)	3.2(2)
1966	3.9(3)	3.6(2)	0 (0)	2.2(1)	2.8(3)	1.6(1)	2.0(1)	1.6(1)
1967	1.3(1)	5.4(3)	2.0(1)	2.2(1)	1.9(2)	3.2(2)	2.0(1)	1.6(1)
1968	10.5(8)	12.7(7)	2.0(1)	8.7(4)	4.7(5)	0 (0)	2.0(1)	9.7(6)*
1969	7.9(6)	*20, (11)	4.0(2)	13.0(6)	3.7(4)	6.3(4)*	2.0(1)	4.8(3)
1970	9.2(7)	10.9(6)	5.9(3)	4.3(2)	.9(1)	4.8(3)	4.0(2)	4.8(3)
1971	11.8(9)	9.1(5)	5.9(3)	*15.2(7)	.0(0)	3.2(2)	6.0(3)*	9.7(6)*
1972	*15.8(12)	9.1(5)	7.8(4)	*15.2(7)	1.9(2)	4.8(3)	4.0(2)	4.8(3)
1973	13.2(10)	7.3(4)	2.0(1)	6.5(3)	3.7(4)	3.2(2)	4.0(2)	4.8(3)
1974	1.3(1)	9.1(5)	*11.8(6)	2.2(1)	2.8(3)	3.2(2)	0. (0)	6.5(4)
1975	2.6(2)	0. (0)	9.8(5)	2.2(1)	.9(1)	1.6(1)	0. (0)	1.6(1)
SALES	62	53	31	36	31	22	14	33
LESS-REPEAT SALES	10	12	12	9	10	3	2	9
TOTAL	52	41	19	25	21	19	12	24
PERCENT TURNOVER 65-1975	68.4%	74.5%	37.2%	54.3%	20 %	30.1%	24 %	38.7%

* Peak turnover year

TABLE 5

RESALE TRENDS FOR SINGLE FAMILY HOMES

Percent of single family homes sold in each year that were sold again within 5 years (3 years).

YEAR	CENSUS TRACT 1404	CENSUS TRACT 1010
1965	10.3 (3.4)	37. (11.1)
1966	14.3 (0)	27.3 (4.5)
1967	21.2 (12.1)	28.6 (9.5)
1968	25.9 (14.8)	20. (16.7)
1969	30.3 (12.1)	14.9 (8.5)
1970	22.9 (17.1)	19.1 (6.4)
1971	(25.)	(6.1)
1972	(10.4)	(3.6)

were subsequently sold within five (or three) years? The pattern of three-year resales is quite eratic, but there seems to be a trend emerging from the series of resales within five years. In tract 1404, there seems to be a trend of steadily decreasing length of tenure between 1965 and 1969; while in 1010 the trend is almost as steadily toward increasing length of tenure over these years. Considering this in light of the cumulative turnovers shown in Charts 2 and 3, we might venture that a period of real or perceived transition is accompanied by first decreasing and then increasing stability of owner tenure.

Some Qualifications

This brief paper is hardly an "all about" report on these two neighboring areas. It raises as many questions as it answers. For instance: Who is moving in and out? What is their age, occupation, income, family size, race? Where have they come from? Where have they gone? And why?

Also, in discussing property sales, we should consider the vital issue of mortgage financing - its availability and type.[4] Further efforts along these lines will help to reveal more of the story of Boston's evolving neighborhoods.

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[4] See Rolf Goetze's paper: "The Neighborhood Impact of FHA-Insured Lending and Possible Remedies" which discusses this topic and draws some examples from the region of our study areas.

SUPPLEMENTARY MATERIAL

STREETS IN STUDY - CENSUS TRACT 1404 — 50 STREETS

ANNAFRAN
AYLES
BIRCHCROFT
BLAKE
CATON
CHAPEL RD.
FARRAR AVE.
FRAZER
GEORGE
GREENFIELD
HEBRON
HOLLINGSWORTH
HOLMFIELD
HOPEWELL RD.
HUNTINGTON AVE.
JOYCE RD.
KENNEBEC
LEWISTON
MANION
MARIPOSA
MASSASOIT
MATTAKASSET
MELBA WAY
MERCER
MONPONSET
OAKCREST
OAKWOOD
OSCEOLA
PINEWOOD
PLEASANTVIEW
RADCLIFFE RD.
REDDY AVE.
RIDLON RD.
ROANOKE RD.
ROSA
ROSEGLEN
ROSEMONT
RUSKINDALE RD.
SAFFORD
SEFTON
SEMINOLE
SUNCREST RD.
TACOMA
TAUNTON
TILESTON
WACHUSETT
WESTMINSTER
WEYBOSSET
WINBOROUGH
WOOD AVENUE

STREETS IN STUDY - CENSUS TRACT 1010

28 STREETS

ALABAMA
ALMONT
ARBORCREST TER.
BABSON
BANFIELD
BLUE HILL AVE.
BLUEFIELD TERR.
BRIARCLIFF TERR.
COLORADO
CONSTITUTION RD.
COOKSON TERR.
CORMAN
CRAGMERE TERR.
CROSSMAN
CROYDON
DANIA
FAUNCE
FAVRE
GLADSIDE AVE.
HARMON
HIAWATHA
HOLLINGSWORTH
ITASCA
MESSINGER
MONTEREY
RUGBY
STANDARD
WEST SELDON

SALES PAIRS FROM CENSUS TRACT 1404 STREETS

SALES PAIR	1ST SALE	2ND SALE	1ST YEAR	2ND YEAR	# UNITS
1	$22,000	$28,000	1967	1973	02
2	$22,000	$23,500	1968	1971	01
3	$18,000	$24,000	1965	1972	01
4	$24,000	$26,250	1972	1974	01
5	$26,250	$27,300	1974	1975	01
6	$19,000	$22,000	1969	1972	01
7	$35,500	$37,500	1971	1974	01
8	$16,000	$23,000	1971	1973	01
9	$19,000	$26,000	1965	1972	01
10	$22,000	$28,700	1969	1972	03
11	$22,100	$25,000	1966	1968	02
12	$18,700	$25,500	1967	1970	02
13	$25,500	$30,900	1970	1973	02
14	$14,500	$19,000	1968	1974	01
15	$15,500	$19,500	1966	1972	01
16	$19,500	$25,000	1965	1971	01
17	$15,500	$17,000	1967	1969	01
18	$28,500	$27,000	1969	1971	01
19	$19,500	$23,500	1967	1972	01
20	$23,500	$24,900	1972	1974	01
21	$23,500	$28,000	1969	1972	01
22	$15,000	$23,000	1965	1971	01
23	$15,000	$25,000	1966	1972	02
24	$28,500	$30,800	1973	1974	01
25	$20,500	$22,000	1968	1970	01
26	$21,500	$28,000	1966	1971	01
27	$15,000	$27,000	1968	1971	01
28	$16,500	$26,000	1969	1972	02
29	$19,000	$22,500	1965	1971	01
30	$29,100	$30,500	1967	1975	02
31	$22,500	$23,500	1966	1970	01
32	$23,500	$24,900	1973	1974	01
33	$27,000	$28,000	1972	1973	01
34	$21,900	$24,500	1968	1972	01
35	$20,000	$25,000	1967	1970	01
36	$17,000	$24,500	1965	1973	01
37	$12,000	$19,000	1969	1973	01
38	$21,000	$26,500	1967	1973	01
39	$23,000	$26,500	1969	1974	01
40	$23,000	$30,000	1965	1973	02
41	$12,400	$21,500	1969	1972	01
42	$17,000	$22,000	1965	1971	01
43	$22,000	$24,900	1971	1973	01
44	$32,000	$41,000	1965	1969	01
45	$19,500	$24,200	1965	1973	01
46	$24,200	$27,500	1973	1975	01
47	$30,000	$30,000	1967	1973	01
48	$30,000	$36,000	1973	1974	01
49	$24,500	$24,500	1969	1973	01
50	$15,000	$15,000	1965	1966	01
51	$26,500	$31,500	1971	1973	02
52	$23,000	$26,600	1971	1973	02
53	$15,000	$21,000	1969	1974	01
54	$19,000	$16,000	1968	1973	02
55	$13,100	$17,900	1967	1973	01
56	$17,000	$21,500	1971	1973	01
57	$20,500	$25,500	1965	1969	01
58	$19,500	$22,000	1967	1971	01
59	$22,000	$23,000	1971	1972	01

CENSUS TRACT 1404 STREETS

SALES PAIR	1ST SALE	2ND SALE	1ST YEAR	2ND YEAR	# UNITS
61	$21,000	$23,500	1970	1974	01
62	$26,500	$31,500	1971	1973	02
63	$19,500	$22,000	1967	1971	01
64	$22,000	$23,000	1971	1972	01
65	$11,000	$24,500	1966	1971	03
66	$18,500	$24,500	1965	1975	01
67	$22,500	$23,000	1966	1971	03
68	$25,500	$22,000	1970	1971	02
69	$22,000	$25,500	1971	1975	02
70	$23,000	$26,800	1971	1975	01
71	$21,000	$25,500	1972	1975	01
72	$17,500	$18,400	1966	1973	01
73	$20,000	$24,500	1965	1973	01
74	$21,000	$27,000	1969	1974	01
75	$13,500	$23,000	1968	1972	02
76	$24,000	$28,700	1968	1970	01
77	$28,700	$23,900	1970	1973	01
78	$20,500	$23,000	1965	1972	01
79	$27,000	$36,000	1969	1974	02
80	$27,000	$29,000	1969	1973	02
81	$14,200	$18,000	1969	1973	01
82	$22,500	$25,000	1965	1972	02
83	$19,500	$21,000	1970	1972	01
84	$16,500	$23,000	1967	1970	01
85	$18,000	$21,500	1970	1973	01
86	$25,000	$27,900	1970	1974	02
87	$15,900	$20,000	1968	1972	01
88	$19,000	$19,800	1971	1973	01
89	$28,500	$30,000	1970	1974	02
90	$16,000	$18,000	1967	1974	02
91	$28,000	$28,000	1970	1972	01
92	$18,000	$22,500	1967	1972	03
93	$22,500	$30,000	1972	1974	03
94	$16,000	$22,000	1965	1972	01
95	$24,000	$25,000	1970	1973	02
96	$14,000	$11,200	1971	1972	01
97	$11,200	$16,000	1972	1973	01
98	$16,500	$18,500	1970	1971	01
99	$19,000	$24,900	1967	1973	01
100	$23,900	$25,500	1970	1972	01
101	$23,500	$27,000	1969	1971	02
102	$15,000	$15,000	1967	1968	01
103	$31,500	$30,500	1969	1975	02
104	$19,800	$21,500	1973	1975	01
105	$20,500	$22,000	1965	1975	02
106	$22,500	$30,500	1970	1975	01
107	$23,500	$35,000	1968	1975	02
108	$21,100	$25,000	1973	1976	01
109	$19,500	$23,900	1969	1976	01
110	$30,000	$27,000	1972	1976	02
111	$19,000	$23,000	1972	1976	01
112	$22,500	$29,000	1967	1976	03
113	$26,000	$27,900	1970	1976	02
114	$21,500	$26,900	1968	1976	01
115	$24,500	$27,000	1971	1976	03
116	$28,000	$32,500	1972	1976	01
117	$21,500	$26,500	1973	1976	01
118	$26,900	$29,000	1969	1976	01
119	$24,200	$27,000	1969	1976	01

SALES PAIRS FROM CENSUS TRACT 1010 STREETS

SALES PAIR	1ST SALE	2ND SALE	1ST YEAR	2ND YEAR	# UNITS
1	$19,500	$23,000	1965	1970	01
2	$23,000	$22,600	1970	1971	01
3	$20,000	$19,500	1970	1974	01
4	$17,500	$18,400	1965	1969	01
5	$18,500	$20,500	1967	1969	02
6	$21,000	$22,000	1966	1970	02
7	$26,500	$30,000	1973	1974	02
8	$27,000	$28,200	1966	1972	02
9	$20,000	$26,500	1969	1973	01
10	$24,000	$24,000	1969	1972	01
11	$22,000	$25,000	1965	1973	01
12	$21,000	$23,500	1966	1972	01
13	$15,500	$25,000	1967	1973	01
14	$26,000	$28,100	1972	1974	01
15	$24,500	$26,000	1971	1973	01
16	$19,000	$20,500	1967	1972	01
17	$18,000	$17,900	1970	1974	01
18	$17,000	$16,200	1967	1974	01
19	$15,000	$17,500	1966	1974	01
20	$22,500	$24,500	1965	1968	01
21	$16,500	$19,900	1966	1973	01
22	$21,500	$19,000	1971	1973	01
23	$15,000	$18,500	1967	1973	01
24	$20,500	$23,500	1968	1971	01
25	$20,500	$22,500	1965	1967	01
26	$23,000	$23,000	1966	1971	01
27	$20,000	$20,000	1967	1970	01
28	$14,900	$23,000	1969	1973	02
29	$26,000	$26,000	1971	1972	02
30	$21,000	$25,000	1968	1972	02
31	$24,000	$25,500	1973	1974	02
32	$17,700	$18,400	1965	1969	01
33	$23,500	$23,000	1965	1970	03
34	$16,000	$19,500	1968	1973	01
35	$22,000	$19,800	1968	1971	01
36	$20,500	$23,000	1965	1973	01
37	$20,500	$17,500	1966	1968	01
38	$15,000	$17,000	1967	1971	01
39	$17,000	$12,800	1971	1974	01
40	$14,500	$15,500	1965	1970	01
41	$15,500	$19,900	1970	1974	01
42	$21,000	$22,000	1968	1971	01
43	$20,200	$23,000	1965	1969	01
44	$20,900	$21,500	1968	1971	01
45	$34,500	$35,900	1969	1970	01
46	$20,000	$23,500	1965	1971	01
47	$30,500	$32,000	1970	1974	02
48	$20,000	$28,000	1967	1971	02
49	$20,000	$21,000	1966	1972	01
50	$26,000	$29,500	1967	1971	03
51	$23,000	$31,800	1968	1974	02
52	$28,000	$26,000	1967	1971	02
53	$24,500	$24,000	1971	1975	01
54	$22,000	$26,500	1973	1975	01
55	$8,200	$8,500	1974	1975	02
56	$18,000	$21,500	1971	1975	02
57	$22,000	$29,000	1967	1975	01
58	$33,000	$33,000	1969	1975	03

CENSUS TRACT 1010 STREETS

SALES PAIR	1ST SALE	2ND SALE	1ST YEAR	2ND YEAR	# UNITS
61	$18,500	$22,000	1965	1972	03
62	$19,000	$18,000	1971	1975	01
63	$17,500	$20,000	1968	1971	03
64	$12,000	$18,000	1969	1970	01
65	$12,900	$15,500	1971	1972	01
66	$21,500	$24,000	1966	1970	01
67	$17,500	$15,600	1970	1975	03
68	$22,000	$23,000	1966	1971	01
69	$21,000	$22,500	1966	1967	03
70	$22,500	$22,500	1966	1974	01
71	$15,000	$13,200	1966	1971	01
72	$22,000	$24,000	1968	1975	02
73	$18,500	$21,000	1967	1971	02
74	$20,000	$23,000	1967	1972	01
75	$15,100	$18,500	1968	1969	02
76	$22,500	$21,000	1967	1969	02
77	$27,500	$30,500	1971	1973	02
78	$22,000	$24,500	1969	1971	01
79	$22,000	$25,900	1969	1973	01
80	$17,500	$19,500	1967	1970	01
81	$19,500	$19,500	1970	1973	01
82	$21,000	$23,000	1965	1972	01
83	$25,000	$25,500	1970	1972	01
84	$22,000	$25,500	1967	1973	02
85	$30,000	$28,500	1966	1972	02
86	$26,500	$28,000	1966	1971	02
87	$28,000	$28,000	1971	1972	02
88	$20,000	$19,500	1966	1972	01
89	$20,500	$25,500	1965	1972	01
90	$19,500	$19,900	1969	1974	02
91	$14,500	$17,500	1965	1969	01
92	$14,300	$17,500	1969	1970	02
93	$16,500	$16,900	1968	1969	01
94	$13,000	$16,500	1966	1972	03
95	$11,000	$13,000	1966	1970	01
96	$16,000	$17,500	1966	1971	02
97	$23,000	$25,500	1967	1970	02
98	$24,400	$25,500	1967	1973	02
99	$14,000	$17,000	1967	1971	01
100	$21,000	$24,000	1965	1972	01
101	$15,500	$23,900	1965	1975	01
102	$17,000	$18,000	1971	1975	01
103	$14,000	$15,000	1965	1967	01
104	$17,000	$21,000	1971	1975	01
105	$16,900	$21,000	1965	1975	01
106	$12,000	$18,000	1969	1974	01
107	$17,500	$18,000	1965	1970	01
108	$18,000	$20,000	1970	1974	01
109	$19,500	$21,000	1972	1975	01
110	$13,500	$19,000	1965	1971	01
111	$16,000	$21,900	1968	1974	01
112	$20,000	$22,100	1970	1975	01
113	$17,000	$20,000	1969	1975	01
114	$16,000	$19,500	1971	1975	01
115	$20,000	$27,000	1972	1975	01
116	$18,000	$23,000	1969	1975	01
117	$25,500	$25,000	1970	1975	01
118	$14,000	$18,900	1969	1975	01